

Department of the Navy Implementation of Fiscal Year 2026 National Defense Authorization Act Section 2826

Application of certain authorities and standards to historic military housing and associated historic properties of the Department of the Navy

This document outlines the Department of the Navy's (DON) implementation of Fiscal Year 2026 National Defense Authorization Act (FY26 NDAA) Section 2826 (codified at 54 U.S.C. §306142), which applied the authorities and standards of certain Department of the Army Program Comments to all applicable Department of the Navy military housing, associated buildings and structures, and landscape features, both privatized and DON-owned, to satisfy the requirements of Section 106 of the National Historic Preservation Act (NHPA).

Pursuant to Section 2826 of the FY26 NDAA, Congress granted authority to the DON to apply the authorities, streamlined compliance measures, and management frameworks contained within the Army's Family Housing Program Comments to applicable DON housing inventories. Thus, the DON will comply with the standards set forth in each of the applicable Department of the Army Program Comments, including Design Guidelines and Building Material catalogues mentioned in the Program Comments. Implementation of this statute enables the DON to ensure a thoughtful, consistent, efficient approach to managing its historic housing portfolio in accordance with the NHPA while ensuring mission readiness, supporting infrastructure modernization, and providing safe, healthy, quality housing for Sailors, Marines, and their families.

The DON intends to implement the following three Department of the Army Program Comments addressed by Section 2826 of the FY26 NDAA:

1. "Pre-1919" Department of the Army Program Comment for the Preservation of Pre-1919 Historic Army Housing, Associated Buildings and Structures, and Landscape Features (published on June 13, 2024) (89 Fed. Reg. 50350),
2. "Inter-War Era" Department of the Army Program Comment for Inter-War Era Historic Housing, Associated Buildings and Structures, and Landscape Features (1919–1940) (published on October 13, 2020) (85 Fed. Reg. 64491), and
3. "Vietnam War Era" Department of the Army Program Comment for Vietnam War Era Historic Housing, Associated Buildings and Structures, and Landscape Features (1963–1975) (published on May 4, 2023) (88 Fed. Reg. 28573)

Section 2826 of the FY26 NDAA also extended the authorities and standards in the Inter-War Era Program Comment to DON military housing built until 1948 and extended the authorities and standards in the Vietnam War Era Program Comment to DON military housing built after 1975.

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The DON has one of the largest housing missions in the federal government, managing over 23,000 houses located on 66 installations in 23 states and territories for Sailors, Marines and their families.

To support the execution of this authority and provide an accurate baseline of DON military housing, the tables below provide a breakdown of the applicable housing counts across the DON enterprise.

These tables categorize the affected properties by the appropriate Program Comment (as extended by statute) and serve as the foundational inventory for executing the standards of each Program Comment.

In accordance with the FY26 NDAA, the below totals represent applicability of the Army Program Comments for DON military housing constructed within the following years:

Pre-1919: military housing built before 1919

Inter-War Era: military housing built between 1919-1948

Vietnam War Era: military housing built since 1963

DON housing facilities constructed between 1949 and 1962 are included within the DON Capehart and Wherry Era Housing and Associated Structures and Landscape (1949-1962) (published on November 18, 2005) (70 Fed. Reg. 69959) and are not included in this document.

Department of the Navy Housing by Program Comment

The following table provides a summary of the best data available on the Navy (USN) military family houses in the same respect as was categorized by the Army under specified Program Comments.

Program Comment	Number of Applicable Houses
Pre-1919 Historic Housing PC (2024)	205
Inter-War Era Housing PC (2020)	464
Vietnam War Era Housing PC (2023) 1963-1975	3,037
Vietnam War Era Housing PC (2023) 1975+	10,582
USN Total	14,288

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The following table provides a summary of the best data available on the United States Marine Corps (USMC) military family houses in the same respect as was categorized by the Army under specified Program Comments.

Program Comment	Number of Applicable Houses
Pre-1919 Historic Housing PC (2024)	10
Inter-War Era Housing PC (2020)	78
Vietnam War Era Housing PC (2023) 1963-1975	625
Vietnam War Era Housing PC (2023) 1975+	8,169
USMC Total	8,882

National Historic Landmarks

Of the DON's 23,170 family houses, the DON estimates that less than .01% (49) of these houses are designated National Historic Landmarks (NHLs), either individually or as contributing properties in NHL districts. All DON family houses designated as NHLs are Pre-1919 and include the following:

USN: 44 NHLs located at Naval Air Station Pensacola (3), Naval Support Activity Washington (15), and Naval Support Activity Annapolis (26)

USMC: 5 NHLs located at Marine Barracks Washington